



DETAILED **PLANNING**

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## **PLANNING, DESIGN & ACCESS STATEMENT**

**Date:** 09/03/2017

**Applicant:** Mr John Cooling

**Proposed:** Conversion of 2 flats into 1 dwelling

**Location:** 314 Bisham Gardens, Highgate, London, N6 6DD

**Agent:** Paul Cramphorn – Detailed Planning LTD

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## Introduction

This planning application is by My John Cooling. The application is for the conversion of two flats into a single dwelling.

This application follows the expired application (2012/3170/P) for a similar proposal which was approved.

Detailed Planning Ltd is the agent for this application and look forward to any discussions with the planning officer.

The documents included are:

- Planning Form
- CIL Questions
- Planning, Design and Access Statement (this document)
- Location Plan and Block/Site Plan
- Existing Plans
- Proposed Plans
- Existing Elevation/Sections
- Proposed Elevations/Sections



Image of front elevation



## The site, surrounding area and use

The application site is located on the South side of Bisham Gardens and consists of a three storey plus basement, Victorian terrace.

The property is not listed, however, it is situated within the Highgate Village Conservation area.

The property is currently a C3 use class which is likely to have existed since first construction. It is proposed to join the basement flat with the flat above to form a single family dwelling.



Satellite view of site



Ordnance Map view of site



## Design

### Appearance

It is recognised the importance not to undermine the character of the conservation area. The applicant has sought the use of high quality materials and workmanship. The alterations to the property will be done sensitively and to a very high standard.

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It is proposed to change openings to the rear elevation, these are to be completed to a high standard. A new window is to be installed to the first floor in line and size with the adjacent window. The proposed basement in to include Aluminum bi-folding doors, this allows for flush access from the proposed family dwelling to the rear garden.

### Landscaping

Landscaping changes do not form part of this application. However, general improvements to the rear garden will be carried out. This would not require planning permission.



*Proposed rear elevation*

### Amount

The proposed alterations do not change the area of the property.

### Layout

The proposed alterations will provide a larger open plan family home with flush level access to the rear garden.

The proposed bi-folding doors will provide the new family room with good quality visual outlook to the garden that can be enjoyed by the occupants.

### Scale

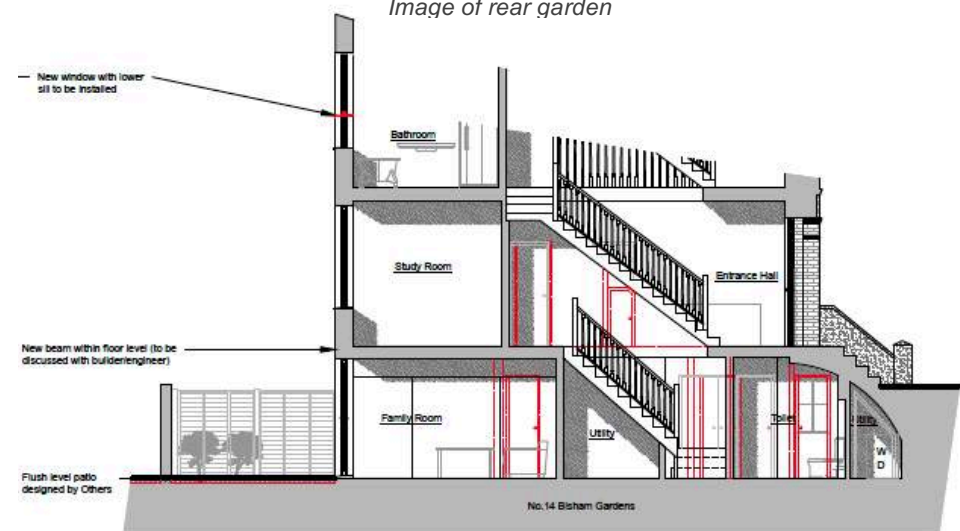
The proposal is not considered to raise any amenity concerns beyond which currently exists at present.

### Environmental Statement

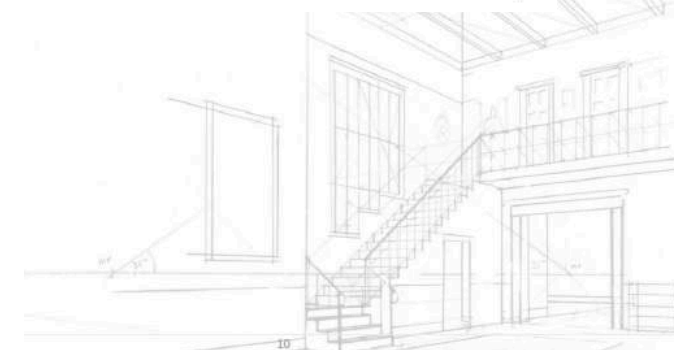
The construction and renovation of this property will meet and exceed (where possible) the current building regulation standards.



Image of rear garden



Proposed section



## Access and transport

Access to the property will be unchanged.

## Lifetime Homes

To meet the Design Criteria of Lifetime Homes, it would be required to provide level access from the public footpath to the main dwelling. However, to remain in keeping with the neighbouring properties, providing level access would not comply with the planning policies for the prevention of the Highgate Village Conservation area. This was discussed and agreed by the case officer in the expired application.

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## Conclusion

The proposed development has been sensitively and carefully considered; with the considerations, design measures taken to reduce impact and compliance with relevant policies, it is thought the scheme is a positive and viable option that will have very little impact upon the amenities of adjoining occupiers, or upon the character and/or appearance of the conservation area, therefore, there seems clear justification to recommend this application for approval.

KIND REGARDS,  
PAUL CRAMPORN (BSC) HONS  
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